



Town of Islip General Zoning Standards

Department of Planning and Development
Richard J. Zapolski, P.E., Commissioner

Primary Buildings/Use									Accessory Buildings								
District	General Permitted Uses	Code Section	Min. Lot Area	Min. Width of Lot	Min Setback		Min Side Yard		Min. Rear Yard	Max FAR	Max Height	Min. Side/Rear Yard Setback	Setback Behind Front of Dwelling	2nd Front Yard Setback	Max Height	Maximum FAR	
					Front Yard	Corner 2nd Front	One Side	Total Both Sides								Rear	Total Lot Area
AAA	Single Family Dwelling	68-45	40,000	150	50	50	25	60	40	25%	35	4' < 500sf 10' ≥ 500sf	4' ≤ 6' hgt. 20' > 6' hgt.	55	14	25	10
AA	Single Family Dwelling	68-60	20,000	100	40	30	18	36	25	25%	35	4' < 500sf 10' ≥ 500sf	4' ≤ 6' hgt. 20' > 6' hgt.	45	14	25	10
A	Single Family Dwelling	68-75	11,250	75	40 ¹¹	30	14	28	25	25%	35	4' < 500sf 10' ≥ 500sf	4' ≤ 6' hgt. 20' > 6' hgt.	35	14	25	10
B	Single Family Dwelling	68-105	7,500	75	25	15	14 ¹²	28	25	25%	28	4' < 500sf 10' ≥ 500sf	4' ≤ 6' hgt. 20' > 6' hgt.	25	14	25	10

													Front Yard Setback				
	Senior Citizen Housing Single Family Attached	68-119.3	40,000 (10 units/ac.)	25	50	50	25	50	25	30%	35	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	10
	Single Family Detached	68-119.3	10,000 (4 units/ac.)	75	50	50	25	50	25	25%	35	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	10
	Apartments	68-119.3	40,000 (12 units/ac.)	200	50 for lots ≤2 ac. 75 for lots >2 ac.	50 for lots ≤2 ac. 75 for lots >2 ac.	50	100	50	40%	35	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	10
BAA	Fire Island Single Family Dwelling	68-135	6,000	60	25	15	10	25	25	30% ⁹	28	10	60	—	14	12.5	5
CAA	Two-Family Dwelling	68-150	15,000	75—single fam. 100—two fam.	25	15—single fam. 25—two fam.	15	35	25	25%	35	4	50	50	14	25	15
	Apartments, Apartment Houses, or Garden Apartments	68-166	80,000 ¹⁷ (9 units/ac.)	200	50 for lots <2 ac. 75 for lots >2 ac.	50	50	100	50	20% ¹⁷	35 ¹⁸	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	15
	Attached Single Family Dwellings	68-166	80,000 ¹⁷ (6 units/ac.)	50	50	50	50	100	50	20% ¹⁷	35	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	15
	Detached Single Family Dwellings	68-166	10,000 (4 units/ac.)	75	50	25	25	50	25	20% ¹⁷	35	25	25 Gatehouse 75 All Other	25 Gatehouse 75 All Other	18	—	15

GS-C	Nursing Home, Hospital	68-181	30,000 120,000 for hospital	150	40 100 for hospital	30	25	50	35	40%	35 ¹⁸	10 ¹³	80	50	35	—	—
GS-D	Medical Center, Professional Building, Funeral Parlor	68-195	20,000	100	25	25	15	30	35	40%	35 ¹⁸	10 ¹³	25	25	14	—	—
GS-E	Hotel, Motel, Boarding House	68-209	40,000	150	25	25	15	30	35	40%	35 ¹⁸	10	50	50	14	—	—
GS-T	Office Dwellings	68-487	10,000	100—office 75—dwelling	25	25	10	20	35	20%	35	10 ¹⁴	—	—	18	—	—
BD	Downtown Business District	68-256	7,500	65 ⁷	1 (Max. 25)	10	0	0	10	60% ⁷	35	0 side, 10 rear	25	—	18	—	—
BU1	General Business or Professional Services	68-271	7,500	65 ⁷	10	10	10	20	10	40%	35	10 ²	35	35	18	25	25
BU2	Same as BU1 with additional Special Permits	68-286	7,500	65 ⁷	25	15	10	20	10	30%	35	10 ²	35	35	18	25	25
BU3	Same as BU1 and BU2 with additional Special Permits	68-301	7,500 ¹⁵	65 ⁷	25	15	10	20	10	25%	35	10 ²	35	35	18	25	25

ICD	Industrial Corridor	68-464	120,000	300	100	50	25	50	25	35%	60	25 ²	100	See Code ⁷	60	—	—
IND1	Manufacturing, Wholesaling (indoors)	68-337	20,000	100	50	25	10 ¹⁰	20	25 ¹⁰	35%	60	10 ²	50	—	18	25	—
IND2	Industrial Uses (Outdoors)	68-353	20,000	75	50	25	10 ¹⁰	20	10 ¹⁰	35%	60	10 (side yard only)	50	—	18	25	—

Check Code for specific requirements for: AAAB, RRD, GSF, DDD, PDD, IBD, WWMAOD, PLP, RS-G, ITD

General Notes:

- Units are feet. FARs are percentages.
- Front, Rear or Side yard transition may take precedent over specified setbacks. Check Code C. for details.
- Arterial Highway Setback may take precedent over specified setbacks. Check Code C. for details.
- The Town of Islip Code is updated periodically. Check with Planning for all questions regarding Land Development Regulations.
- When no value exists, check Code for details.
- This chart was updated on 03/03/2014. Please destroy all previous versions. Date does not denote Code effective date.
- This chart is for convenience purposes only and does not include all details.
- A minimum of 10% of all apartments shall be set aside as affordable housing.

Specific Notes:

- Includes decking above 5 feet in height. Check Town Code Section 68-3 (Gross Floor Area) for details
- 50 feet when joining residential uses or districts
- Exception: In a Residence A District where width of lot is 100 feet at thirty-foot setback line or more throughout, the front yard setbacks may be a minimum of 30 feet
- See Code for existing dwellings with 10 foot side yard with a C/O.
- Or in-line with adjoining structures, whichever is greater.
- Side yard only. Check Code for rear yard.
- Check Code for significant exceptions depending on specific land use.
- In all zones fences greater than 4 feet high require a 15 foot front yard setback and a 10 foot second front yard setback. See Code for Fire Island exception.
- See code for bonus density.
- See code for provisions regarding extra height.

****ALWAYS CHECK THE CODE FOR DETAILS!****

Updated 05/20/2015—Check Your Version!